



10301 Dyer

JAN 28 2004



JAN 28 2004



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JAN 28 2004



JAN 28 2004



JAN 28 2004



JAN 28 2004



JAN 28 2004





JAN 28 2004



JAN 28 2004

REALTY
SALES, RENTALS
NOTE COLLECTIONS
821-7711

JAN 28 2004



APR 21 2004



APR 21 2004



APR 21 2004



APR 21 2004



APR 21 2004



APR 21 2004



APR 21 2004

COUNCIL AGENDA ITEM # ____ FOR
TUESDAY, APRIL 27th, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

April 20, 2004

CITY CLERK DEPARTMENT
2004 APR 22 PM 9 31

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 10301 Dyer Street (Rep. District #4)

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated October 27th, 2003. The building was found to be in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Dr. Luis R. Marioni, 3734 King Palm Drive, El Paso, Texas 79936-1510.
- 3) Certified notices of the public hearing scheduled April 27th, 2004 were mailed to the owners and all interested parties on April 16th, 2004.
- 4) As of April 20th, 2004, \$18,482.11 are owed in taxes.
- 5) There has been insufficient response from the owner.

The Department recommends that it be found:

- 1) That the main and accessory structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structures can not be repaired; and
- 5) That the main and accessory structures be removed or demolished within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days and maintained cleaned; and.
- 7) Repair fence and secure property.

JOE WARDY
MAYOR



**BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
October 23, 2003**

Luis R. Marioni
3734 King Palm Dr.
El Paso, Texas 79936-1510

Re: 10301 Dyer St.
Lots: 31 to 36 (EXC SQ
17.22 Ft of 31 & 32)
Blk: Parkland
Zoned: C-3
COD03-16662
Certified Mail Receipt #
7003 1010 0004 5303 9992

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

10301 Dyer St.

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at **10301 Dyer St.** has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The structure is open and accessible to unauthorized entry.
- j. The premises are full of weeds, trash, and debris.
- k. The structure needs to be secured from unwanted entry and ongoing Vandalism, and the premises need to be cleaned of all trash and debris Within (30) days from receipt of this letter.
- l. In the event you fail to correct these violations within 30 days, the case will be submitted to the City Attorney's Office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated, secured, repaired or demolished as per Sec. 18.52.040.

10301 Dyer St.

- m. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

If you have any plans, reports or current permits which pertain to the property, you must submit them prior to this hearing to Building Permits and Inspections or bring them to Council Chambers the day of the hearing. Without these documents, no extensions of the deadlines can be granted.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:



Timothy H. Grabe
Building Inspector

THG/rvj


7003 1010 0004 5303 9992

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information, visit our website at www.usps.com
OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

OCT 24 2003 Postmark Here

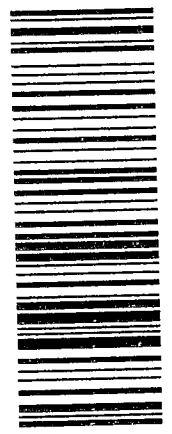
LUIS R. MARIONI
3734 KING PALM DR.
EL PASO, TEXAS 79936-1510
RE: 10301 DYER ST.
THG


The City of El Paso
Two Civic Center Plaza
El Paso, Texas 79901-1196
Building Permits and Inspections
Code Enforcement

LUIS R. MARIONI
3734 KING PALM DR.
EL PASO, TEXAS 79936-1510

RETURN RECEIPT REQUESTED

7003 1010 0004 5303 9992



7003 1010 0004 5303 9992

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
<input checked="" type="checkbox"/>		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:		
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

7003 1010 0004 5303 9992

Domestic Return Receipt 102595-01-M-2509

SENDER: COMPLETE THIS SECTION

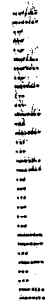
1. Article Addressed to:

LUIS R. MARIONI
3734 KING PALM DR.
EL PASO, TEXAS 79936-1510
RE: 10301 DYER ST.
THG

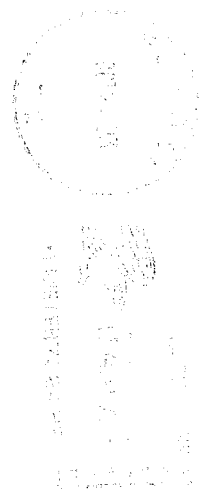
2. Article Number (Transfer from service label)
L T R #3

PS Form 3811, August 2001

7003 1010 0004 5303 9992



OCT 23 2003





UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 10-27-03

REP. DISTRICT: 4

ADDRESS: 10301 Dyer Street

ZONED: C-3

LEGAL DESCRIPTION: Lots 31-38, Parkland Addition

OWNER: Dr. Luis R. Marioni

ADDRESS: 3734 King Palm Drive

BUILDING USE: Abandoned Manufactured Homes

TYPE OF CONSTRUCTION: V

FOOTINGS: Mobile home tie downs
CONDITION:

FOUNDATION WALL: N/A
CONDITION:

FLOOR STRUCTURE: Plywood over 2 x 6 joists
CONDITION: Poor

EXTERIOR WALLS: 2 x 4 Wood with metal siding

HEIGHT: 8'

THICKNESS: 4"

CONDITION: Fair

INTERIOR WALLS & CEILINGS: 2 x 4 Wood with 1/8" wood paneling
CONDITION:

ROOF STRUCTURE: Flat metal on 2 x 4 wood
CONDITION: Fair

DOORS, WINDOWS, ETC.: Wood doors, metal frame windows
CONDITION: Poor, some broken

MEANS OF EGRESS: N/A
CONDITION:

PLUMBING: Water is off.

ELECTRICAL: Electric if off.

MECHANICAL:

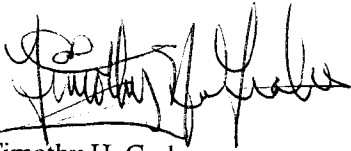
IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.: No

REMARKS: There are 2 mobile homes on this property. One on the north side, the second centrally located. Both are in an advanced state of disrepair and need to be removed from property and demolished. Fence around property has been damaged allowing entry of unwanted persons leading to vandalism of mobile homes. Property needs to be secured and cleaned of all weeds, trash and debris.

A handwritten signature in black ink, appearing to read 'Timothy H. Grabe', written over a horizontal line.

Timothy H. Grabe
Building Inspector

EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT

ENVIRONMENTAL HEALTH

M E M O R A N D U M

DATE: November 4, 2003

MEMO TO: Tom McGuire, Housing Compliance Supervisor

FROM: Samuel Jarvis, Sr. Environmental Health Inspector

SUBJECT: Condemnation Report

Re: 10301 Dyer St.

An inspection of the property was conducted on November 4, 2003 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04 - SOLID WASTE STORAGE AREA

Trash was noted around the solid waste area.

SECTION 9.04.340 – ACCUMULATIONS

High grass, weeds and junk were noted with in the property.

SECTION 9.16 - NUISANCE

High vegetation is creating vermin harborage, also the damaged chain link Fence a public eye sore.

SECTION 9.16.010 – DESIGNATED

The property looks to be abandoned and not maintained.

SECTION 9.28 -RAT CONTROL

N/A

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.

El Paso Fire Department
Fire Prevention

To: Building Inspector Supervisor
Department: Building Services, Code Enforcement
From: Anastacio Moreno, Fire Inspector
Date: September 5, 2003

Condemnation Report

Address: 234 Dolan
Legal Description: Block 3, Pasadena, Lots 20 & S ½ of 19

Conditions Found:

	Good	Fair	Poor
Doors			XXXXX
Windows			XXXXX
Walls			XXXXX
Roof			XXXXX
Interior			XXXXX
Grounds			XXXXX
Other			XXXXX

Disposition: This structure is open and unsecured. There is
brush and overgrowth throughout. There are some combustibles
stored inside structure. Structure is in an overall poor condition
Grounds are poorly maintained.

Recommendations: This property is a life, health, and safety
hazard. Structure must be secured until demolition or needed
repairs can be carried out.

Attachments: _____